

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GPA-16511 - APPLICANT: RICHMOND
AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 21, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (6-1/ds vote) and staff recommend DENIAL.

**** STAFF REPORT ******PROJECT DESCRIPTION**

The applicant is requesting to amend a portion of the Southwest Sector Plan of the Master Plan from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential).

The proposed MLA (Medium-Low Attached Density Residential) Land Use Designation is not considered appropriate for this location. The surrounding area is ML (Medium-Low Density Residential) and L (Low Density Residential). The proposed designation allows up to four units per acre more than what is currently permitted on the site. This General Plan Amendment would allow 25 lots more than the current land-use designation and zoning. The additional density is not compatible with the area and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/28/05	The Planning Commission tabled a request for a Rezoning (ZON-5669) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on the subject property. Staff recommended approval.
11/16/05	The City Council approved a General Plan Amendment (GPA-7678) from SC (Service Commercial) to MLA (Medium-Low Attached Density Residential); a Waiver (WVR-9060) of Title 18.12.160 to allow 88 feet between street intersections where 220 feet is the minimum separation required; a Site Development Plan Review (SDR-9061) for a 50-lot single-family residential development; and a Rezoning (ZON-9058) from R-1 (Single-Family Residential) to R-PD8 (Residential Planned Development - 8 Units Per Acre). The Planning Commission and staff recommended approval.
12/01/05	The Planning Commission approved a Tentative Map (TMP-9764) for a 50-lot, single-family residential subdivision. Staff recommended approval.
11/16/06	The Planning Commission recommended denial of companion items ZON-16519, VAR-16525 and SDR-16522 concurrently with this application.
11/16/06	The Planning Commission voted 6-1/ds to recommend DENIAL (PC Agenda Item #7/ng)..
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this application.	
<i>Pre-Application Meeting</i>	
08/14/06	A pre-application meeting was held and the following items were noted: A bus turnout and a drainage study are required. The General Plan Amendment was discussed. A knuckle deviation would be necessary. The homes would be sprinkled.

<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Brinley Middle School, 2480 Maverick Street, Las Vegas, Nevada. In attendance were the applicant, one staff member, and one member of the public. Concerns regarding the density of the project, lack of open space, and an increase in traffic were discussed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	6.19
Net Acres	5.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium-Low Density Residential)	R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development, 8 Units per Acre) Zone
North	Storage	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	Convenience Store Single-Family Residential	SC (Service Commercial)	C-1 (Limited Commercial) R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
A-O Airport Overlay District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-1 (Single Family Residential) under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre)	8.49 Units Per Acre	52 Units under the R-PD8 (Residential Planned Development - 8 Units Per Acre) Designation	R-PD12 (Residential Planned Development - 12 Units Per Acre)	12.49 Units per Acre	MLA (Medium-Low Attached Density Residential)	12.49 Units Per Acre 77 Units under the R-PD12 Designation (Residential Planned Development - 12 Units Per Acre)

ANALYSIS

The proposed General Plan Amendment would allow up to 12.49 units per acre. Currently 8.49 units per acre are permitted on the subject property. The adjacent property also carries a land-use designation that permits 8.49 units per acre. While the increase is only one land-use category more intense than what is currently permitted, the change would permit an additional 25 homes on the site. The increase in density will have an overall negative affect on the area and denial of this request is recommended.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to “1”:

The density and intensity of the proposed General Plan Amendment are not compatible with the adjacent land-use designations. The adjacent property carries a ML (Medium-Low Density Residential) land-use designation. The ML category permits up to 8.49 units per acre. The proposed MLA (Medium-Low Attached Density Residential) land-use designation permits up to 12.49 units per acre. The additional density would permit an additional 25 homes on this property and is not considered appropriate.

In regard to “2”:

The proposed R-PD12 (Residential Planned Development – 12 Units Per Acre) District is not compatible with the surrounding uses. The R-PD12 (Residential Planned Development – 12 Units Per Acre) District would feature lot sizes that are approximately half the size of the smallest lots on adjacent properties.

In regard to “3”:

The site gains access from Smoke Ranch Road a 100-foot Primary Arterial. A crash gate is provided from Decatur Boulevard. Smoke Ranch Road will provide adequate access to and from the subject property.

In regard to “4”:

There are no additional plans and policies that affect the proposed General Plan Amendment. It is noted that the project related to this General Plan Amendment does not conform to Title 19.06 requirements for open space and a Variance (VAR-16525) is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

3

ASSEMBLY DISTRICT

7

SENATE DISTRICT

4

NOTICES MAILED

349 by Planning Department

APPROVALS

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PROTESTS

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